



Department of Energy

Field Office, Oak Ridge
P.O. Box 2001
Oak Ridge, Tennessee 37831-8542
February 11, 1993

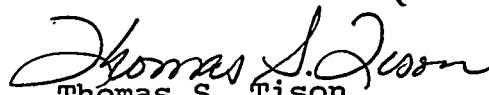
Mr. A. S. Quist
International Technology
Martin Marietta Energy Systems, Inc.
P. O. Box 2003
Oak Ridge, Tennessee 37831-7307

Dear Mr. Quist:

DOCUMENT RELEASE

The Department of Energy K-25 Site Office reviewed the enclosed documents and has determined that they are fully releasable to ChemRisk and the State of Tennessee for official use.

Sincerely,


Thomas S. Tison
K-25 Site Manager

Enclosures:

1. Gross to dist, dtd. 2/14/84
2. Hibbitts to dist, dtd. 2/21/84
3. Hibbitts to dist, dtd. 3/20/84
4. Hibbitts to dist, dtd. 12/11/84
5. Hibbitts to dist, dtd. 7/10/84
6. Hibbitts to dist, dtd. 11/6/84
7. Hibbitts to dist, dtd. 10/10/84
8. Hibbitts to dist, dtd. 4/24/84
9. Hibbitts to dist, dtd. 4/3/84
10. Hibbitts to dist, dtd. 4/10/84
11. Oakes to Reservation Resource Mgt. Committee, dtd. 6/17/85 700742
12. Gist to Chadwick, dtd. 5/14/86
13. Hibbitts to dist, dtd. 3/14/84
14. Hibbitts to dist, dtd. 5/31/84
15. Hibbitts to dist, dtd. 5/22/84
16. Hibbitts to dist, dtd. 7/3/84
17. Hibbitts to dist, dtd. 6/27/84
18. Hibbitts to dist, dtd. 6/5/84
19. Hibbitts to dist, dtd. 3/27/84
20. Hibbitts to dist, dtd. 3/6/84
21. Hibbitts to Smithwick, dtd. 5/29/87
22. Hibbitts to dist, dtd. 2/28/84
23. Hibbitts to Parker, dtd. 1/13/86
24. Hart to Machta, dtd. 12/1/75
25. Hibbitts to dist, dtd. 9/10/84
26. Hibbitts to dist, dtd. 8/2/84
27. Sapirie to Hibbs, dtd. 3/16/71

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: PROPOSED SALE OF PARCEL D

AUTHORS: RL EGLI (DOE)

DOCUMENT TYPE: CORRESPONDENCE

DOCUMENT DATE: 05-24-85

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: NATIONAL ENVIRONMENTAL POLICY ACT DETERMINATION:
PROPOSED SALE OF PARCEL F AND G TO THE CITY OF OAK
RIDGE FOR INDUSTRIAL DEVELOPMENT

AUTHORS: RL EGLI (DOE), PT MARQUESS

DOCUMENT TYPE: CORRESPONDENCE

DOCUMENT DATE: 01-14-85

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: PROJECT DESCRIPTION MEMORANDUM FOR THE SALE OF
PARCELS F AND G TO THE CITY OF OAK RIDGE

AUTHORS: SS STIEF (EPA)

DOCUMENT TYPE: REPORT

DOCUMENT DATE: 12-31-84

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: DISPOSAL OF LANDS AND EASEMENTS TO THE CITY OF OAK
RIDGE, TENNESSEE

AUTHORS: WS HEFFELFINGER

DOCUMENT TYPE: CORRESPONDENCE

DOCUMENT DATE: 11-23-84

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: RADIOLOGICAL SURVEY OF PARCELS F AND C ORAU
SCARBORO FACILITIES OAK RIDGE, TENNESSEE

AUTHORS: RADIOLOGICAL SITE ASSESSMENT PROGRAM; MANPOWER EDUCATION,
RESEARCH, AND TRAINING DIVISION; OAK RIDGE ASSOCIATED
UNIVERSITIES

DOCUMENT TYPE: REPORT

DOCUMENT DATE: 12-00-84

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: STEPS WHICH MUST BE COMPLETED BEFORE CITY CAN
PURCHASE TRACTS "F" AND "G"

AUTHORS: ML LACY III

DOCUMENT TYPE: CORRESPONDENCE

DOCUMENT DATE: 09-06-84

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: NEGOTIATIONS WITH THE DEPARTMENT OF ENERGY TOWARD
THE PROPOSED PURCHASE OF THE TWO TRACTS OF LAND
SOUTH OF BETHEL

AUTHORS: ML LACY III

DOCUMENT TYPE: CORRESPONDENCE

DOCUMENT DATE: 03-19-84

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

DOCUMENT NUMBER: UNNUMBERED/800742

DOCUMENT TITLE: RESPONSE TO COMMENTS FROM THE RESOURCE
MANAGEMENT COMMITTEE

AUTHORS: NO AUTHOR GIVEN

DOCUMENT TYPE: CORRESPONDENCE

DOCUMENT DATE: NOT DATED

PURPOSE OF RELEASE: HEALTH STUDY FEASIBILITY REPORT

COPY RIGHTED MATERIAL: NO

Internal Correspondence

800742

MARTIN MARIETTA ENERGY SYSTEMS, INC.

JUN 17 4 32 PM '85

June 17, 1985

Reservation Resource Management Committee

Transfer of Parcel "D" - Review

- Reference 1: W. F. Furth to R. L. Egli, "Reservation Resource Management Committee REview of Transfer of Parcel "D," February 20, 1985
- 2: R. L. Egli to W. F. Furth, "Proposed Sale of Parcel D," May 25, 1985

On June 28, 1985, at 2:00 p.m. in Building 1000 (ORNL), Room 200C, we will have a full Resource Management Committee meeting on the subject of the transfer of parcel "D." Please review Reference 1 and 2 before this meeting. Reference 2 (copy attached) is the DOE response to Reference 1. Please be prepared to provide your input on this transfer.

If you are unable to attend this meeting, please send someone with your input and instruct them to vote for you.



T. W. Oakes, Chairperson

TWO:172:aw

cc: W. F. Furth, 1000, MS G214A, ORNL
G. G. Fee, 9704-2, MS 12, Y-12
H. Postma, 4500N, I210, ORNL
B. F. Thomas, 1001, MS 134, ORGDP
R. L. Egli, DOE-ORO



Department of Energy

Oak Ridge Operations

P. O. Box E

Oak Ridge, Tennessee 37831

May 29 12 07 PM '85

May 24, 1985

Distributed by W. F. Furth 5/29
w/att ☒ w/c att ☐
Jordan ☐
Jones ☐ Oakes ☒
Mitchell ☐ Speas ☐
Johnson ☐
Leland Willis, Stan Auerbach
Ken Dunlap
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Due Date ☐
Person Responsible ☐
Comments ☐
☐
☐

Mr. Werner F. Furth, Director
Environment, Safety, and Health
Martin Marietta Energy Systems, Inc.
Post Office Box X
Oak Ridge, Tennessee 37831

Dear Werner:

PROPOSED SALE OF PARCEL D

We appreciate your concerns about the proposed sale of Parcel D at the west end of the City of Oak Ridge. DOE has the obligation to consider such requests from the City; however, any such transfers of property should not encroach on the missions of the DOE plants in Oak Ridge nor should such transfers result in any residual obligations to DOE. Procedures have been established for handling such proposed transfers which we intend to follow. These are discussed below.

When the DOE facilities were established in Oak Ridge, the plants were located so there were substantial buffer zones around the plants. As time passed, these buffer zones have decreased in size, and private property now exists much closer to our facilities than in the past. It becomes evident that DOE needs to review this situation and to establish a policy concerning further land transfers and to what extent we wish to maintain buffer zones around our facilities. We would appreciate any thoughts you and your organization have on this matter and any proposals you could make to come to such a policy decision.

In the meanwhile, we must continue to go through the process of preparing documentation concerning the proposed sale of Parcel D. As it is in any major governmental action, a necessary step in this process is the NEPA documentation. DOE will prepare a Project Description Memorandum (PDM) for the proposed transfer which is the first step in the process. In order to prepare this documentation, certain information is required. As the Resource Management Committee stated, a survey should be made to assure that the area is free of any contamination from radioactive or hazardous materials. You are authorized to proceed with this survey at the cost estimated by the committee to be \$5,200. The survey costs should be charged to B&R Classification CD 10-01-23-2, Allotment OR 5691.

The PDM for the proposed sale of Parcel D must also consider the potential effects of releases from the Oak Ridge Gaseous Diffusion Plant (ORGD). These effects have been investigated during the preparation of the Safety Analysis Report for the ORGD. Whether these effects will be critical to any decision to sell Parcel D remains to be determined but could necessitate further NEPA documentation.

In our past letter concerning the proposed sale of Parcel D, we may not have provided you with sufficient information concerning the process for disposal of property in the Oak Ridge Reservation. Therefore, we have attached a copy of the Project Description Memorandum for the sale of Parcels F and G on Bethel Valley Road to the City of Oak Ridge. Also included in this package is a copy of our memorandum to Joe La Grone, Manager of Oak Ridge Operations, showing his approval and stating that the sale of these two parcels clearly did not have any environmental impacts. These documents should provide information on the procedures followed.

Also attached is a point-by-point response to the questions raised by the Resource Management Committee on their review of the proposed sale of Parcel D.

Should you have any further questions concerning this matter, please contact Stan Stief of our Environmental Protection Branch at extension 6-0850.

Sincerely,



Richard L. Egli
Assistant Manager for
Safety and Environment

SE-331:Stief

Enclosures:

1. Memo dtd 1/14/85, w/attachment
2. Response to Comments

cc w/enclosures:

- J. R. Newman, AD-424
J. J. Fowler, CC-10

United States Government

Department of Energy

Oak Ridge Operations

memorandum

DATE: January 14, 1985

REPLY TO

ATTN OF: SE-331:Stief

SUBJECT: NATIONAL ENVIRONMENTAL POLICY ACT DETERMINATION: PROPOSED SALE OF
PARCELS F AND G TO THE CITY OF OAK RIDGE FOR INDUSTRIAL DEVELOPMENT

TO: Joe La Grone, Manager, Oak Ridge Operations Office

In a March 19, 1984, letter to P. T. Marquess, Mr. Lyle Lacy, III, Oak Ridge City manager, requested that DOE sell two parcels of property to the City of Oak Ridge for industrial development. These parcels are designated as Parcels F and G. The parcels are described as follows:

- (a) Parcel F. Approximately 118.87 acres, south of Bethel Valley Road and west of Pumphouse Road.
- (b) Parcel G. Approximately 63.40 acres, south of Bethel Valley Road and State Route 62 and East of Scarboro School.

DOE may dispose of real property by sale, lease, or grant when such disposals are in the furtherance of DOE functions as authorized in the Atomic Energy Act of 1954 and the Atomic Energy Community Act of 1955. The Atomic Energy Community Act requires that jurisdictions receiving DOE financial assistance payments attempt to achieve economic self-sufficiency so that Federal assistance may eventually be reduced or eliminated. In November 1980, the DOE-ORO Chief Counsel concluded that the sale of certain parcels of DOE property to the City of Oak Ridge would be in furtherance of the City's self-sufficiency program, this program having been approved and funded by DOE under the Atomic Energy Community Act, through Defense Programs. The Chief Counsel also concluded that the self-sufficiency program was a DOE function under the Act and therefore, that sale to the City could be made under authority of the Act. This legal opinion was concurred in by the Assistant General Counsel for Legal Counsel, DOE Headquarters, on December 29, 1980, and by the Director of Administration, DOE Headquarters, on January 9, 1981.

DOE Order 4300 1A requires that real property disposals of this nature be approved by DOE-Headquarters. Approval for the sale of Parcels F and G was requested by P.T. Marquess, Assistant Manager for Administration, ORO, on October 25, 1984, and was received from the Director of Administration, DOE Headquarters, on November 23, 1984.

The Assistant Secretary for Defense Programs made the following delegation of authority to the Manager of Oak Ridge Operations Office in a memorandum dated August 25, 1981.

- (a) the responsibility for determining and documenting the level of NEPA review required for proposed actions in (ORO) programs that are within the typical classes of actions identified in Section D of the Department's guidelines as normally requiring that level of documentation. (Final DOE guidelines dated March 28, 1980 [45FR20695]).
- (b) the authority to determine that a proposed action, although not categorically excluded, clearly will not have significant environmental effects, and therefore, does not warrant preparation of an Environmental Assessment (EA) or Environmental Impact Statement (EIS).

Based on this delegation, the Manager of Oak Ridge Operations has, for Defense Programs activities, the authority to determine the appropriate level of NEPA review and to make determinations for typical Section D classes of actions or to make NEPA determinations for those actions which clearly would not have significant environmental effects.

The City, if it were to buy Parcels F and G, would be limited by deed restrictions to using the land for industry and for economic development. These developments would be made within the City's own regulations and in compliance with State and EPA regulations.

As detailed in the PDM, the judgment of the ORO Environmental Protection Branch is that the sale of Parcels F and G would have clearly insignificant impacts on the environment, within the meaning of NEPA. This decision is the same as was drawn by GSA in January 1976 when it transferred Federally-owned property to the City of Oak Ridge for the Valley Industrial Park. (See Attachment.) The Valley Industrial Park was sold for similar purposes as are proposed for Parcels F and G.

Section D of the DOE NEPA guidelines provides examples of typical classes of actions which do not require more than a memorandum to the file to provide adequate NEPA documentation. One such type of action is an action which is substantially the same as other actions for which environmental effects have already been assessed to be clearly insignificant in a currently valid NEPA document.

Conclusion

The Environmental Protection Branch staff has concluded that the sale of Parcels F and G would result in clearly insignificant environmental impacts. In addition, the sale of these parcels would generate the same type of environmental impacts as were anticipated with the sale of the Valley Industrial Park which GSA concluded were clearly insignificant, within the meaning of NEPA.

January 14, 1985

I recommend that you concur in the above conclusion that neither an Environmental Assessment or an Environmental Impact Statement is required to support the proposed action.

RLG

R. L. Egli
Assistant Manager for
Safety and Environment

P. T. Marquess

P. T. Marquess
Assistant Manager for
Administration

Attachment:
PDM

cc w/attch:

R. J. Stern, EP-33, HQ, FORSTL
T. Pflaum DP-226.1, HQ, GTN
J. J. Fowler, CC-10
C. H. Seehorn, CC-10
J. R. Langley, AD-462

Concur:

Joe La Grone
Joe La Grone
Manager

JAN 14 1985

Project Description Memorandum
for the
Sale of Parcels F and G to the
City of Oak Ridge

December 31, 1984

Stan. S. Stief
Environmental Engineer,
Environmental Protection Branch

Department of Energy
Oak Ridge Operations

I. Purpose and Need

In a letter M. Lyle Lacy III, Oak Ridge City Manager, to P. T. Marquess dated March 19, 1984, the City requested the purchase of two portions of the Oak Ridge Reservation for use for industrial development. The land is described as:

- A. Parcel F: Approximately 118.87 acres, south of Bethel Valley Road starting approximately 600 feet west of the Pumphouse Road - Bethel Valley Road intersection and extending west approximately 5550 feet. The western boundary would extend south approximately to the TVA Bull Run - Wilson transmission line easement. The southern boundary of the parcel extends east 4270 feet to the 800 ft. contour of Melton Hill Lake. The boundary follows the 800 ft. contour to a point approximately 500 feet from Pumphouse Road and then north to the starting point. A 0.45 acre easement would be given the City to provide access to Pumphouse Road. The area is described in the City of Oak Ridge Drawings 2E-84733-1 and 2.
- B. Parcel G: Approximately 63.4 acres, south of Bethel Valley Road and State Route 62 starting approximately 125 feet west of the State Route 62 - Bethel Valley Road intersection and extending east approximately 3870 feet along Bethel Valley Road and State Route 62. The eastern boundary extends south approximately 160 feet to the TVA Bull Run - Wilson transmission line easement. The southern boundary extends approximately 3600 feet west to Scarboro Creek and then north to Bethel Valley Road. The area is described in the City of Oak Ridge Drawing 2E-84733-1 and 2.

If the City were to buy these parcels, they would then be resold for commercial purposes. The land would be used for light industry,

laboratory and/or office areas. The areas would be zoned for light industry (Industrial-1) or office areas (O-office), although some areas would be zoned for agriculture depending on the final use.

The Atomic Energy Community Act of 1955 requires that jurisdictions receiving DOE financial assistance payments attempt to achieve economic self-sufficiency so that Federal assistance eventually may be reduced or eliminated. The City's request is in fulfillment of this obligation. The Atomic Energy Act of 1954 and the Atomic Energy Act of 1955 authorize DOE to sell land directly to a local entity receiving financial assistance if the land is to be used in a manner which will assist such local entity in attaining the goal of financial self-sufficiency.

The City of Oak Ridge has and is receiving financial assistance from DOE. The sale of Parcels F and G will result in increased capital investment in the City and will increase tax revenues to the City of Oak Ridge in the future.

II. Alternatives to Selling the Land

- A. Not Selling Land to City. Currently, Parcels F and G are not used for any purpose but have been previously used as pasture land by the Comparative Animal Research Laboratory (CARL) which was operated by the University of Tennessee. This work was discontinued several years ago. The land is currently underutilized by the U.S. Government according to a GSA land survey and may be subject to a general land sale.

If the land was auctioned by GSA, the land might not be developed for purposes which would provide the greatest potential for return to the City. Direct sale by DOE to the City will assure that the land is developed in a manner to provide maximum return to the City. Direct sale by DOE would also fulfill the Congressional mandates of the Atomic Energy Community Act.

- B. To Sell the Land With Developmental Restrictions. Parcels F and G would be sold to the City for development with restrictions that the land be used for industry and economic development. With these restrictions, development could proceed to ensure that the goals of the Atomic Energy Community Act are served. The development of the land would comply with the the City of Oak Ridge zoning restrictions and would have to comply with State and Federal environmental regulations. The State of Tennessee Department of Health and Environment (TDHE) and the U.S. Environmental Protection Agency, Region IV, have effective programs for the protection of the environment through the regulation of air and water pollution, hazardous and non-hazardous wastes, noise, etc. Development in Parcels F and G would also be subject to review by environmental agencies of the City of Oak Ridge.

III. Affected Environment

Parcels F and G are currently unused pasture lands. Previously, the parcels were used for grazing purposes as part of the effort of CARL which was operated by the University of Tennessee as a contractor to DOE and its predecessors. The parcels were used for grazing for an extended period of years (in excess of 10 years).

To assure that the parcels were free of any problems which could interfere with development of the parcels, personnel of the Oak Ridge Associated Universities (ORAU) made a survey of the parcels to assure that no above-background levels of radioactivity exist in the parcels. ORAU also sampled the area to determine if any hazardous materials exist in the parcels. No hazardous materials of consequence or above background levels of radioactivity were found. See Attachment II.

IV. Environmental Consequences

The sale of Parcels F and G would clearly generate insignificant environmental impacts on the quality of the human environment within the meaning of NEPA. The development of the parcels would be controlled to minimize any environmental impacts by the regulations of the City of Oak Ridge, TDHE and EPA. The City would supply facilities for sewage collection and disposal. The City would also provide potable water to the development.

Parcels F and G do not contain critical wetlands since the parcels do not extend below the 800 ft. contour of the Melton Hill Lake system. This also assures no encroachment on floodplains. No endangered species exist on the parcels since the land has been disturbed for agriculture for many years, predating the construction of Federal facilities in the Oak Ridge area. No significant archeologic or historic values are known to exist on these parcels.

The development of Parcels F and G would increase vehicular traffic on State Route 62 and on Bethel Valley Road which are heavily traveled

during hours employees in the Federal facilities go to and from work which could create some minor problems. The City of Oak Ridge would be responsible for traffic control on Bethel Valley Road and State Route 62 in the vicinity of Parcels F and G and would be expected to react to traffic problems should such problems occur.

The development of Parcels F and G could potentially increase the population of the City of Oak Ridge and add additional burden on the City's infrastructural system. It is not anticipated any potential additional burden on these facilities would create any significant problem.

V. Conclusions

The transfer of Parcels F and G would clearly generate insignificant effects on the quality of the human environment within the meaning of NEPA and no additional NEPA documentation (such as EA or EIS) is required. This position is further supported by DOE's guidelines for compliance with NEPA as published in the Federal Register, Volume 45, Number 62. Section D of these guidelines provides examples of typical classes of actions which do not require more than a memorandum to the files to provide adequate NEPA documentation. One such type of action is an action which is substantially the same as other actions for which environmental effects have already been assessed to be clearly insignificant in a currently valid NEPA document. In January 1975, GSA drew the conclusion that the transfer of Federally-owned property for the Valley Industrial Park (north of Parcels F and G) had clearly insignificant environmental impacts. The transfer of Parcels F and G constitutes the same type action as did the transfer of the Valley Industrial Park.

DATE: NOV 23 1984

0411

REPLY TO
ATTN OF: MA-222

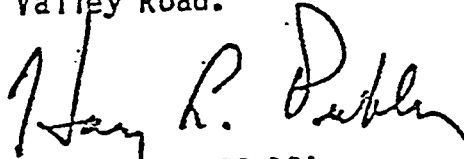
SUBJECT: Disposal of Lands and Easements to the City of Oak Ridge, Tennessee

TO: Manager, Oak Ridge Operations Office

As requested in the Action Memorandum of October 26 and November 8, 1984, from Mr. P. T. Marquess, of your staff, you are authorized to transfer to the City of Oak Ridge, Tennessee, the following:

- 1) Parcels D, F and G as identified by Attachment 2 of your Action Memorandum. This transfer is to be at fair market value;
- 2) All existing improvements in fee title and the grant of the underlying land of Scarboro Road and portions of Bethel Valley Road and Pump House Road via permanent easement as indicated by Attachment 2 of the Action Memorandum;
- 3) The permanent easements for construction of a road across Government lands from Pump House Road to Parcel F and the easement for the waste distribution system along Pump House Road and across Government lands from Pump House Road to Parcel G, as shown on Attachment 2; and,
- 4) The existing 8-inch water main and underlying easement along Scarboro Road between Bethel Valley Road and Union Valley Road.

for:


William S. Heffelfinger
Director of Administration

Attachments

RADIOLOGICAL SURVEY OF PARCELS F AND G

ORAU SCARBORO FACILITY

OAK RIDGE, TENNESSEE

Radiological Site Assessment Program
Manpower Education, Research, and Training Division
Oak Ridge Associated Universities

December 1984

RADIOLOGICAL SURVEY OF PARCELS F AND G
ORAU SCARBORO FACILITY
OAK RIDGE, TENNESSEE

Prepared for

Oak Ridge Operations
U. S. Department of Energy

K. L. MARTIN

Project Staff

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Prepared by

Radiological Site Assessment Program
Manpower Education, Research, and Training Division
Oak Ridge Associated Universities
Oak Ridge, Tennessee 37831-0117

December 1984

This report is based on work performed under contract number DE-AC05-76OR00033 with the U. S. Department of Energy.

TABLE OF CONTENTS

	<u>Page</u>
List of Figures	ii
List of Tables	iii
Introduction	1
Description of Property	1
Survey Procedures	1
Results	2
Discussion and Summary	4
References	17

- LIST OF FIGURES

	<u>Page</u>
FIGURE 1: ORAU Scarboro Facility - Location of Parcels F and G . . .	5
FIGURE 2: ORAU Scarboro Facility - Parcel G - Locations of Soil Sampling and Direct Measurements	6
FIGURE 3: ORAU Scarboro Facility - Parcel F - Locations of Soil Sampling and Direct Measurements	7
FIGURE 4: ORAU Scarboro Facility - Apartment Located on Parcel F - Locations of Smears and Direct Measurements	8
FIGURE 5: ORAU Scarboro Facility - Shed on Parcel F - Locations of Smears and Direct Measurements	9

LIST OF TABLES

	<u>Page</u>
TABLE 1: Radionuclide Concentrations In Surface Soil Samples - Parcel G - ORAU Scarboro Facility	10
TABLE 2: Radionuclide Concentrations In Surface Soil Samples - Parcel F - ORAU Scarboro Facility	11
TABLE 3: Direct Radiation Levels Measured At Soil-Sample Locations - Parcel G - ORAU Scarboro Facility	12
TABLE 4: Direct Radiation Levels Measured At Soil Sample Locations - Parcel F - ORAU Scarboro Facility	13
TABLE 5: Radionuclide Concentrations In Surface Water Samples - Parcel F - ORAU Scarboro Facility	14
TABLE 6: Contamination Survey Summary - Apartment on Parcel F - ORAU Scarboro Facility	15
TABLE 7: Contamination Survey Summary - Shed on Parcel F - ORAU Scarboro Facility	16

RADIOLOGICAL SURVEY OF PARCELS F AND G
ORAU SCARBORO FACILITY
OAK RIDGE, TENNESSEE

INTRODUCTION

On November 7, 1984, the Department of Energy's Oak Ridge Operations Office requested a radiological survey of two parcels of land located on either side of the Oak Ridge Associated Universities' (ORAU) Scarboro Facility on Bethel Valley Road. These properties, Parcels F and G, are to be released by DOE for unrestricted use. Based upon this request, personnel of the Radiological Site Assessment Program of ORAU conducted a preliminary survey of these properties with emphasis on areas of primary concern, e.g. roads, buildings, and animal shelters.

DESCRIPTION OF PROPERTY

The two parcels are on the south side of Bethel Valley Road, adjacent to the Scarboro Facility (see Figure 1). Parcel F consists of approximately 120 acres of basically clear and level terrain. Two small buildings, an apartment and a shed, are located on this parcel. Parcel G consists of approximately 64 acres of open fields and dense woods with steep to level terrain; there are no buildings. Both of these parcels were used by the UT-Agricultural Laboratory and Comparative Animal Research Laboratory (previous occupants of the Scarboro site) as pasture land. A small portion of Parcel F was also used for several experimental farming studies. According to ORAU employees Dr. Jerry Eisele, Joe Fox, and Opal York - long time employees with the ORAU predecessors at the Scarboro Facility - there is no history of radioactive or other hazardous materials storage, disposal, or use on either property.

PROCEDURES

During the period of November 16 -21, 1984, ORAU performed measurements and sampling on the two parcels of property. This section describes the procedures used in that survey.

1. Walkover scans were conducted using NaI (Tl) gamma scintillation detectors to identify locations of elevated direct radiation which might indicate contamination. Scanning was focused on the primary use areas of each parcel including property fence lines bordering Bethel Valley Road, the access road to Parcel F, and the feed stations and housing areas in the hog holding area on Parcel G. Walkover scans were also conducted in the open field areas of both parcels. These scans were spaced an average of 650 feet apart and were conducted from east to west meandering across an approximately 70 foot swath of land.
2. Surface soil samples were collected at twenty locations on each parcel (see Figures 2 and 3). Sample analyses for Co-60, Cs-137, U-238, Th-232, and other gamma emitters were by solid-state gamma spectrometry.
3. At each soil sampling location, gamma exposure rates at the surface and 1 m above the surface were measured. NaI (Tl) gamma scintillation survey instruments, calibrated in microroentgens per hour ($\mu\text{R/h}$) by comparison with a pressurized ionization chamber, were used for exposure rate measurements.
4. The apartment and shed located on Parcel F (see Figure 3) were surveyed. Walkover scans of each room and/or area were conducted using NaI (Tl) gamma scintillation detectors. Beta-gamma and alpha surface contamination levels were measured at randomly selected locations in each building. Smears for removable alpha and beta contamination were obtained from locations of direct measurement in each building. The shed is currently being utilized for storage and few areas were accessible for direct measurements and smears.
5. Water samples were collected from a creek and four ponds on Parcel F (see Figure 3). The creek on Parcel G is a wet weather stream and no sample could be collected. Samples were analyzed for gross alpha and gross beta activity.

RESULTS

Walkover scan results did not differ significantly from the area's ambient radiation levels. Scans in close proximity to Bethel Valley Road ranged from 8

11 $\mu\text{R/h}$. Scanning of the access road to Parcel F indicated levels from 11 to 13 $\mu\text{R/h}$. Levels of 8 to 12 $\mu\text{R/h}$ were measured in the hog holding areas on Parcel G. Scanning of the open field areas on both parcels indicated no levels greater than 13 $\mu\text{R/h}$.

For comparison, background radiation levels in Tennessee² and radiation levels around the Scarboro Facility, in February of 1984, were in the range of 9-11 $\mu\text{R/h}$. Fluctuations greater than 11 $\mu\text{R/h}$ in the survey of Parcel F and G are not considered significant and could be attributed to shale outcroppings associated with the hilly terrain of the properties involved.

The levels of radionuclides measured in surface soil samples from Parcel G and Parcel F are presented in Tables 1 and 2 respectively. All radionuclide concentrations are within the ranges normally encountered in surface soils from the Oak Ridge area.^{1,2}

Direct radiation levels measured at soil sample locations are presented in Tables 3 and 4. Levels measured are in the range of the ambient radiation levels for this area.

Results of analysis of water samples collected on Parcel F are presented in Table 5. Concentrations were well below the EPA Drinking Water Standards³ of 15 pCi/l gross alpha and 50 pCi/l gross beta.

Scans of the buildings on Parcel F indicated exposure levels of 10-12 $\mu\text{R/h}$. Results for the random sampling locations in each building are presented in Tables 6 and 7. Surface scans and smear activities did not identify any areas of elevated radiation which would suggest residual contamination. All activity levels were well below the Nuclear Regulatory Commission's suggested guidelines⁴ for release for unrestricted use.

DISCUSSION AND SUMMARY

Measurements of direct radiation levels on roads, along property boundaries, in animal holding areas, and on random area crossovers were

performed on both Parcels F and G of the Scarboro Facility. Radionuclide concentrations in random soil samples were measured and water, where available, was collected and analyzed. Buildings were scanned and interior surface contamination levels were measured. Results of surveys performed indicated no radiological contamination on Parcels F and G.

It should be noted that this survey consisted of a small number of measurements and samples relative to the large land areas involved. Therefore, although no contamination was noted, the degree of confidence regarding the properties as a whole is not as great as would be provided if a more thorough, systematic survey had been performed.

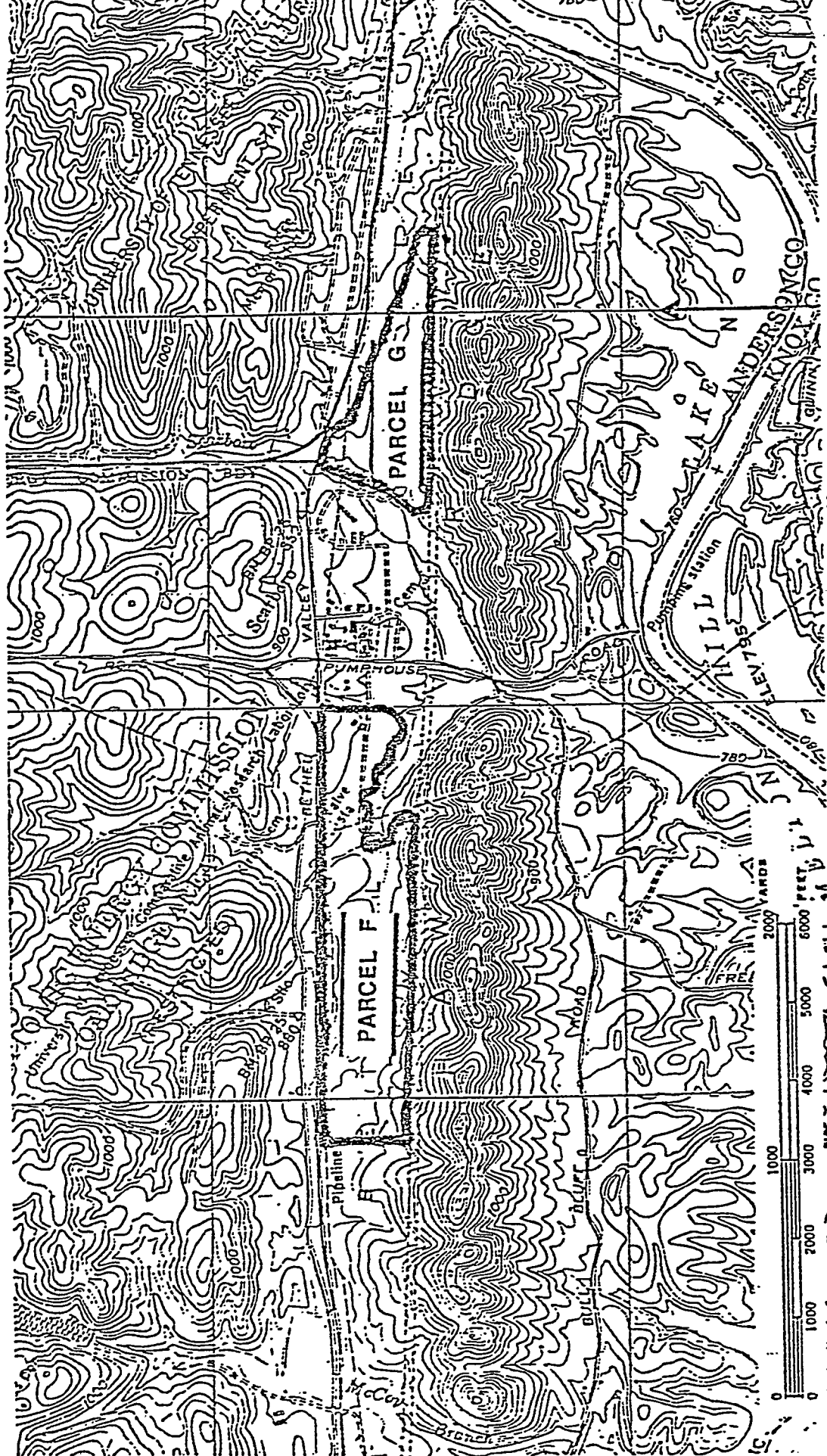


FIGURE 1: ORAU Scarboro Facility, Location of
Parcels F and G.

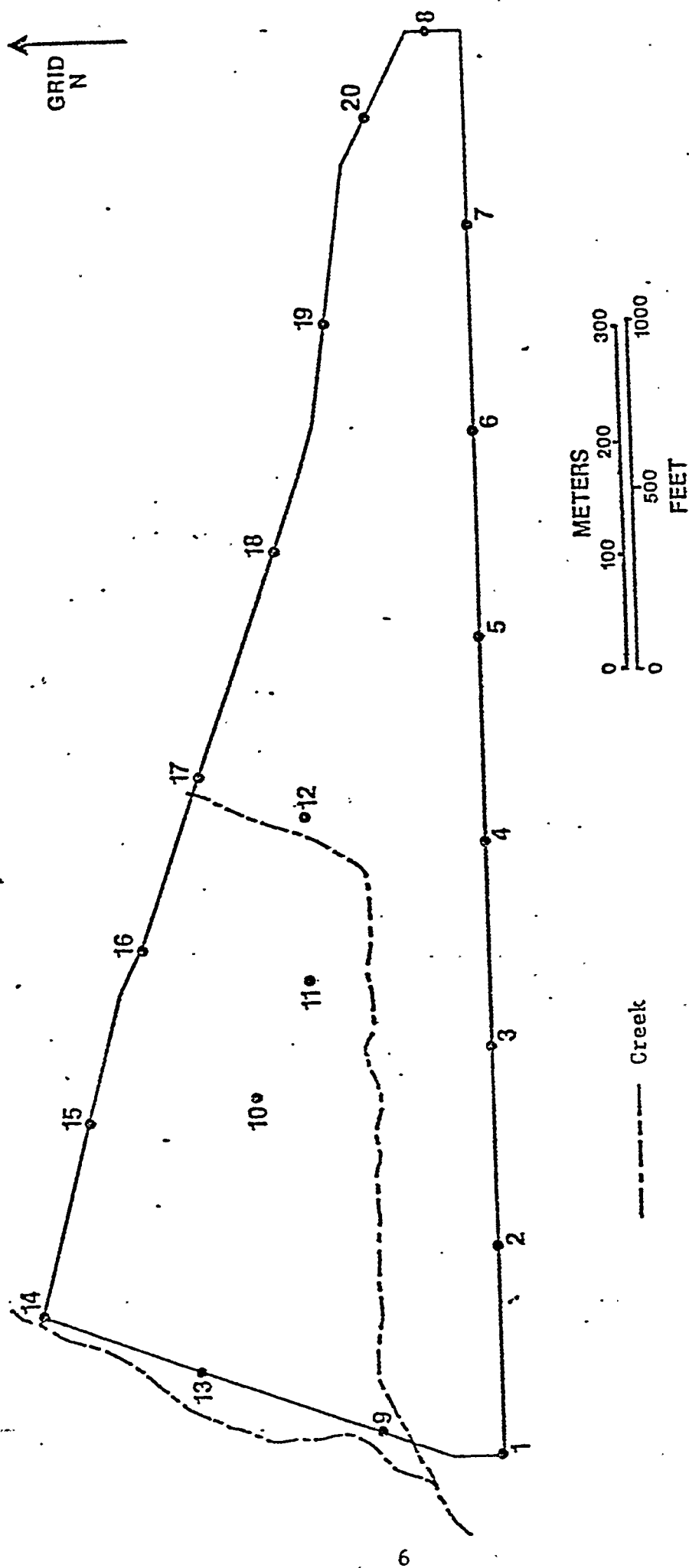


FIGURE 2: ORAU Scarboro Facility, Parcel G, Locations of Soil Sampling and Direct Measurements.

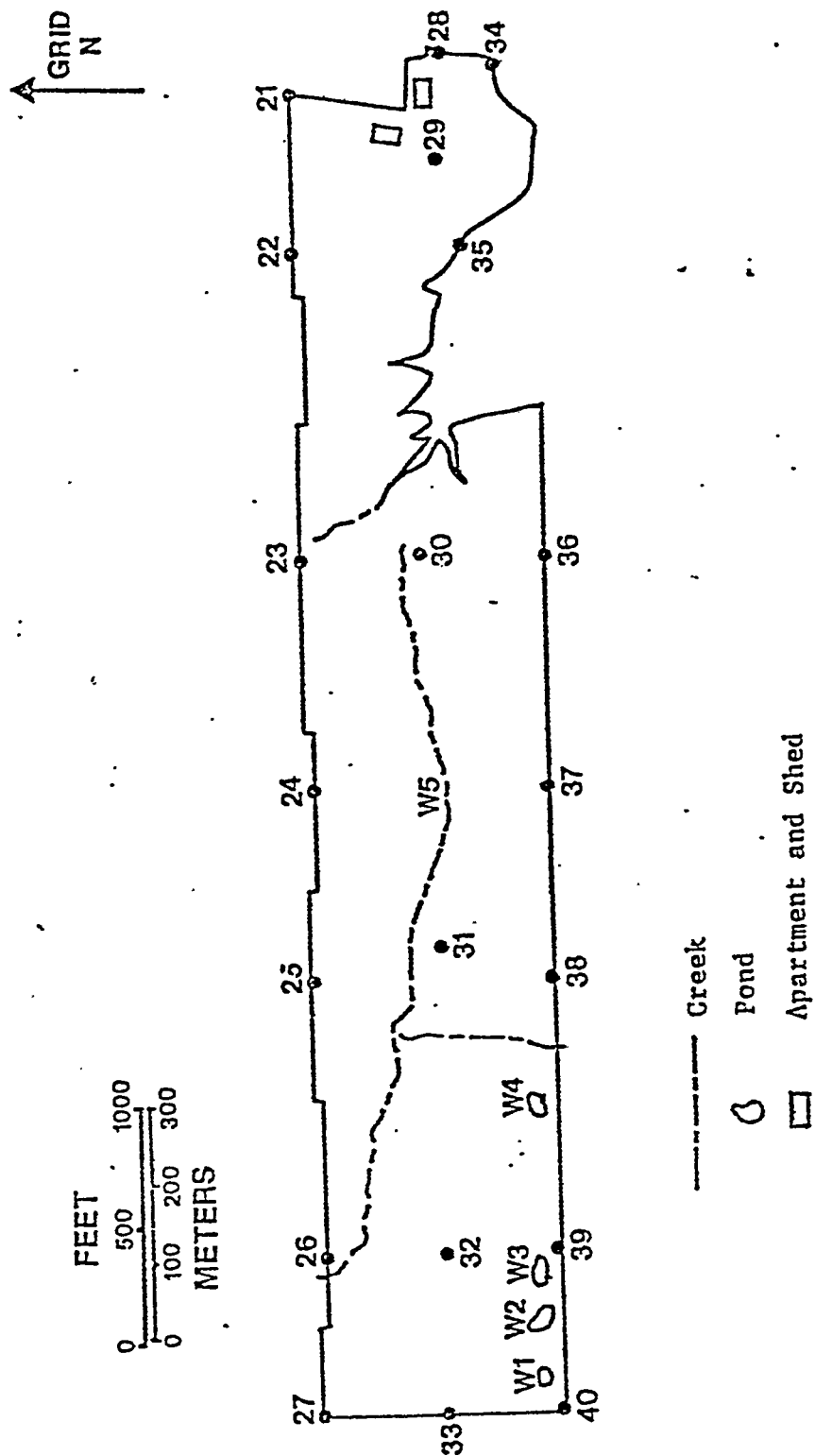


FIGURE 3: ORAU Scarboro Facility, Parcel F, Locations of Soil Sampling and Direct Measurements.

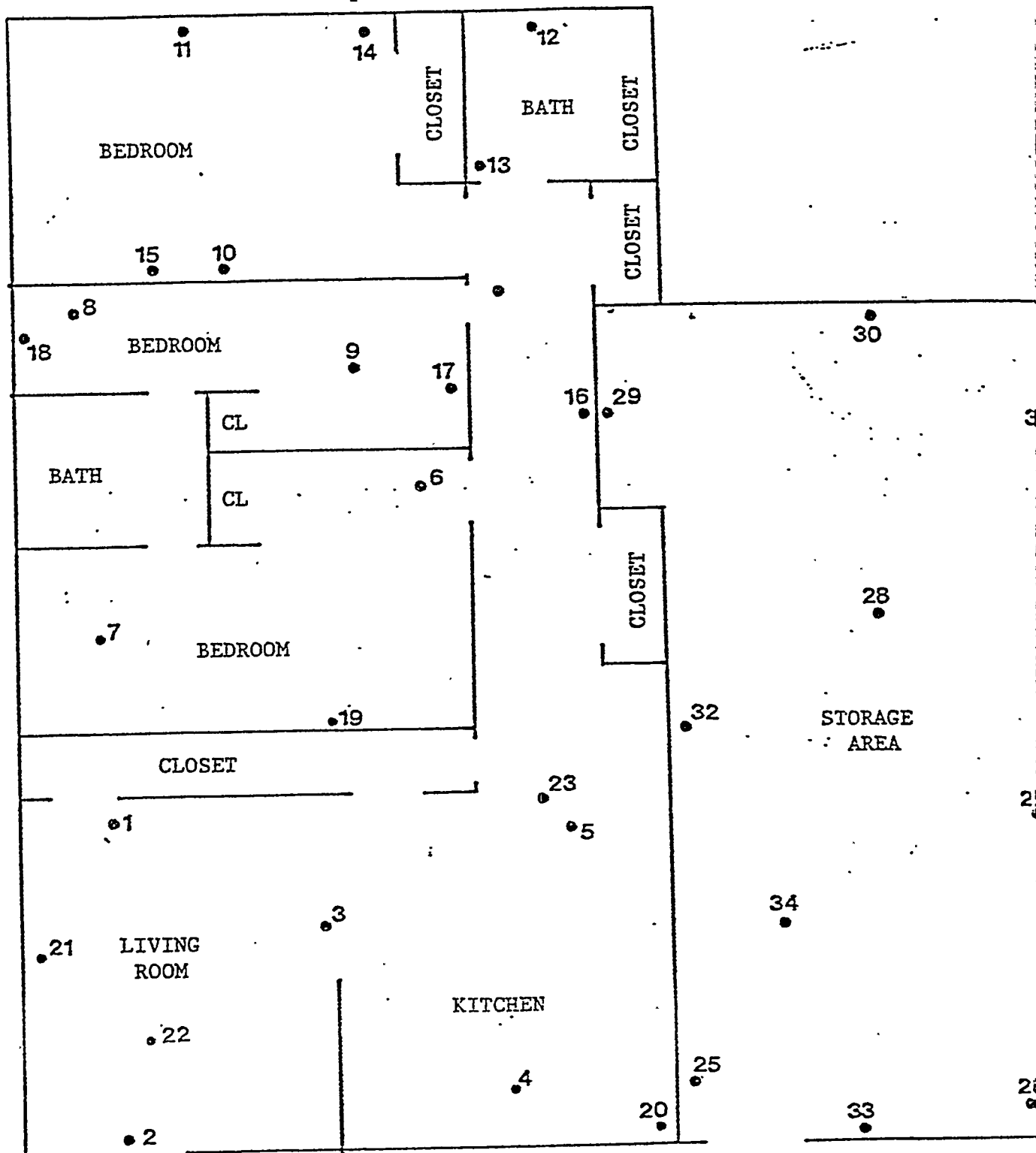


FIGURE 4: ORAU Scarboro Facility, Apartment Located on Parcel F, Locations of Smears and Direct Measurements.

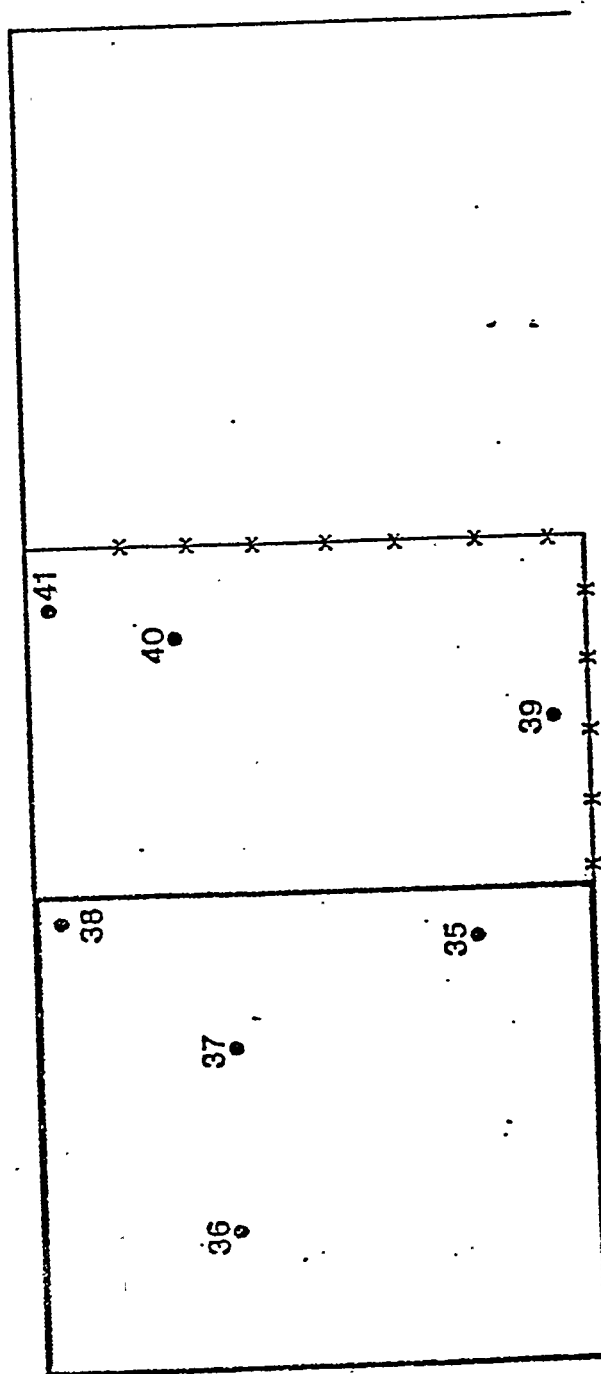


FIGURE 5: ORAU Scarboro Facility, Shed on Parcel F, Locations of Smears and Direct Measurements.

TABLE 1.

RADIONUCLIDE CONCENTRATIONS IN SURFACE SOIL SAMPLES
PARCEL G/DRAU SCARBORO FACILITY

Location ^a	Radionuclide Concentrations (pCi/g)			
	U-238	Th-232	Co-60	Cs-137
1	1.02 ± 0.67^b	0.82 ± 0.15	<0.03	0.32 ± 0.07
2	0.36 ± 0.19	0.87 ± 0.22	<0.05	0.26 ± 0.05
3	2.06 ± 0.66	1.05 ± 0.15	0.08 ± 0.04	0.70 ± 0.07
4	1.29 ± 0.33	1.07 ± 0.17	<0.04	0.10 ± 0.03
5	<0.73	0.89 ± 0.13	<0.04	<0.05
6	0.84 ± 0.32	1.20 ± 0.16	<0.02	<0.03
7	1.12 ± 0.45	1.38 ± 0.41	<0.04	0.43 ± 0.06
8	0.44 ± 0.57	0.89 ± 0.18	<0.02	1.06 ± 0.07
9	<0.45	0.39 ± 0.10	<0.02	0.05 ± 0.02
10	0.85 ± 0.26	1.04 ± 0.16	<0.04	0.26 ± 0.05
11	0.64 ± 0.96	1.37 ± 0.22	<0.04	0.47 ± 0.06
12	0.54 ± 0.34	0.97 ± 0.26	<0.04	0.60 ± 0.07
13	3.24 ± 0.97	0.76 ± 0.32	<0.04	0.65 ± 0.07
14	0.94 ± 0.38	1.06 ± 0.22	<0.02	0.90 ± 0.06
15	1.07 ± 0.62	1.15 ± 0.18	<0.02	0.60 ± 0.07
16	1.24 ± 0.38	1.03 ± 0.16	<0.03	0.71 ± 0.05
17	2.39 ± 0.49	1.00 ± 0.14	<0.03	0.55 ± 0.05
18	0.79 ± 0.21	0.71 ± 0.14	<0.02	0.65 ± 0.06
19	3.71 ± 0.77	2.82 ± 0.33	<0.05	0.46 ± 0.06
20	0.45 ± 0.73	0.89 ± 0.17	<0.04	0.69 ± 0.06

^a See Figure 2.

^b Errors are 2σ based on counting statistics.

TABLE 2

RADIONUCLIDE CONCENTRATIONS IN SURFACE SOIL SAMPLES
PARCEL F/ORAU SCARBORO FACILITY

Location ^a	Radionuclide Concentrations (pCi/g)			
	U-238	Th-232	Co-60	Cs-137
21	3.67 ± 1.31^b	1.30 ± 0.18	<0.03	0.13 ± 0.03
22	0.62 ± 0.21	0.66 ± 0.12	<0.02	0.44 ± 0.06
23	1.40 ± 0.42	0.56 ± 0.15	<0.02	0.97 ± 0.08
24	0.74 ± 0.42	0.49 ± 0.12	<0.02	0.78 ± 0.07
25	<0.75	0.95 ± 0.16	0.13 ± 0.04	0.52 ± 0.06
26	1.57 ± 0.38	1.00 ± 0.17	<0.02	0.70 ± 0.06
27	3.08 ± 0.78	1.15 ± 0.28	<0.02	0.38 ± 0.05
28	<0.32	<0.11	<0.03	<0.30
29	<0.80	0.97 ± 0.17	<0.04	0.11 ± 0.04
30	0.96 ± 0.22	0.97 ± 0.14	<0.04	0.24 ± 0.05
31	4.81 ± 0.80	0.92 ± 0.21	<0.06	0.70 ± 0.07
32	1.15 ± 0.29	0.97 ± 0.96	<0.04	0.38 ± 0.05
33	<0.96	1.53 ± 0.19	<0.05	0.51 ± 0.08
34	0.88 ± 0.38	0.71 ± 0.15	<0.04	0.21 ± 0.04
35	<0.84	1.18 ± 0.19	<0.03	0.24 ± 0.04
36	0.95 ± 0.25	1.31 ± 0.25	<0.04	0.04 ± 0.04
37	1.48 ± 0.88	1.02 ± 0.19	<0.06	0.88 ± 0.10
38	1.10 ± 0.44	1.03 ± 0.16	0.10 ± 0.04	0.70 ± 0.07
39	<0.96	1.01 ± 0.22	<0.06	<0.05
40	0.89 ± 0.71	0.96 ± 0.18	<0.04	0.37 ± 0.05

^a See Figure 3.

^b Errors are 2σ based on counting statistics.

TABLE 3

DIRECT RADIATION LEVELS MEASURED AT SOIL SAMPLE LOCATIONS^a
 PARCEL G/ORAU SCARBORO FACILITY

<u>Location</u> ^a	Gamma Exposure Rates at 1 m Above the Surface (μ R/h)	Gamma Exposure Rates at the Surface (μ R/h)
1	12	13
2	13	13
3	13	12
4	12	13
5	10	11
6	13	13
7	12	12
8	10	11
9	9	8
10	11	11
11	11	12
12	12	13
13	9	9
14	9	10
15	9	9
16	11	11
17	11	12
18	11	12
19	12	13
20	11	12

^aRefer to Figure 2.

TABLE 4

DIRECT RADIATION LEVELS MEASURED AT SOIL SAMPLE LOCATIONS^a
PARCEL F/ORAU SCARBORO FACILITY

<u>Location</u> ^a	Gamma Exposure Rates at 1 m Above the Surface (μ R/h)	Gamma Exposure Rates at the Surface (μ R/h)
21	10	10
22	9	10
23	9	9
24	8	9
25	9	10
26	13	13
27	11	11
28	9	8
29	11	11
30	11	11
31	12	12
32	12	12
33	12	13
34	9	9
35	9	10
36	12	12
37	13	13
38	12	13
39	13	13
40	13	13

^aRefer to Figure 3.

TABLE 5

RADIONUCLIDE CONCENTRATIONS IN SURFACE WATER SAMPLES
PARCEL F/OAU SCARBORO FACILITY

Location ^a	Radionuclide Concentration (pCi/l)	
	Gross Alpha	Gross Beta
Pond # 1	2.27 ± 0.76^b	4.91 ± 1.05
Pond # 2	0.39 ± 0.53	1.31 ± 0.88
Pond # 3	0.56 ± 0.55	4.78 ± 1.02
Pond # 4	0.90 ± 0.61	6.52 ± 1.10
Stream Midpoint #5	4.67 ± 0.93	4.14 ± 1.02

^a See Figure 3.^b Errors are 2 σ based on counting statistics.

TABLE 6

CONTAMINATION SURVEY SUMMARY
APARTMENT ON PARCEL F/DRAU SCARBORO FACILITY

Location ^a	DIRECT MEASUREMENTS		REMOVABLE CONTAMINATION	
	Alpha (dpm/100 cm ²)	Beta (dpm/100 cm ²)	Alpha (dpm/100 cm ²)	Beta (dpm/100 cm ²)
1	<40	<510	<2	<5
2	100	<510	<2	<5
3	<40	770	<2	<5
4	<40	<510	<2	<5
5	<40	580	<2	<5
6	40	580	<2	<5
7	40	1150	<2	<5
8	<40	580	<2	<5
9	80	<510	<2	<5
10	<40	900	<2	<5
11	80	580	2	<5
12	20	580	<2	<5
13	140	<510	<2	<5
14	<40	<510	2	<5
15	80	<510	2	<5
16	160	<510	<2	<5
17	120	<510	<2	<5
18	20	700	<2	<5
19	100	<510	<2	<5
20	<20	<510	<2	6
21	40	2430	2	<5
22	200	<510	<2	<5
23	60	<510	<2	<5
24	80	<510	<2	<5
25	<40	<510	2	<5
26	<40	1020	<2	<5
27	<40	1150	<2	<5
28	<40	580	<2	<5
29	40	<510	<2	<5
30	<40	510	<2	<5
31	60	2110	<2	<5
32	60	1790	<2	<5
33	60	1980	<2	<5
34	80	<510	<2	<5
NRC GUIDELINE ^b	300	3000	20	200

^a See Figure 4.

^b Single point limits for most restrictive radionuclide.⁴

TABLE 7 .

CONTAMINATION SURVEY SUMMARY
SHED ON PARCEL F/DRAU SCARBORO FACILITY

Location ^a	DIRECT MEASUREMENTS		REMOVABLE CONTAMINATION	
	Alpha (dpm/100 cm ²)	Beta (dpm/100 cm ²)	Alpha (dpm/100 cm ²)	Beta (dpm/100 cm ²)
35	<40	770	<2	15
36	60	1240	2	<5
37	60	970	<2	<5
38	<40	2430	<2	<5
39	<40	<510	<2	<5
40	80	<510	2	<5
41	120	2110	2	<5
NRC Guideline ^b	300	3000	20	200

^a See Figure 5.

^b Single point limits for most restrictive radionuclide.⁴

REFERENCES

1. Berven, Barry, ORNL, Normal ranges of Cs-137 and Co-60 in soil samples from Oak Ridge area as per telcon December 7, 1984.
2. T. E. Myrick, B. A. Berven, and F. F. Haywood, State Background Radiation Levels: Results of Measuremetns Taken During 1975-1979, ORNL, 1981, ORNL/TM-7343.
3. U. S. Environmental Protection Agency (E.P.A.), National Interim Primary Drinking Water Regulations, 1977, PB267 630/2WP, NTIS.
4. U. S. Nuclear Regulatory Commission (N.R.C.), Guidelines for Decontamination of Facilities and Equipment Prior to Release for Unrestricted Use or Termination of Licenses for Byproduct, Source or Special Nuclear Material, July 1982.

TENNESSEE

CITY OF OAK RIDGE
MUNICIPAL BUILDING
POST OFFICE BOX 1 37831-0001
TELEPHONE (615) 483-5671

September 6, 1984

Mr. P. T. Marquess
Assistant Manager for Administration
Oak Ridge Operations
Department of Energy
Post Office Box E
Oak Ridge, Tennessee 37831

3428

Dear Mr. Marquess:

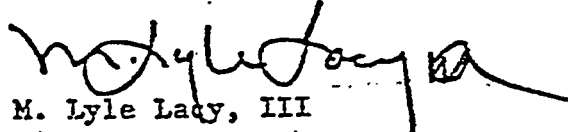
Thank you for your March 30, 1984 letter in which you outline the steps which must be completed before the City can purchase Tracts "F" and "G" (see enclosed map). In an effort to comply with the first step, the Environmental Impact Report, the City's proposed use for the two tracts is outlined below.

The City proposes to use both Tracts "F" and "G" for a light industry, laboratory and/or office park as an extension to Valley Industrial Park and Valley Industrial Park Phase-II. Staff will recommend that Council zone the property for light industry (Industrial-1) with some office areas (O-Office) added in a tasteful manner. Relevant sections from our Zoning Ordinance are enclosed to provide greater detail. The City's performance standards for emissions are applicable to all zones, as noted. All liquid effluents would be required to be discharged into City's sanitary sewer system with industrial pretreatment being required (the City is presently in the process of developing an industrial pretreatment ordinance which would be in effect by the time this property is purchased, improved, and sold to private industries). All park occupants will, of course, be required to comply with all State rules, regulations, laws and licenses.

We propose to restrict all construction to either masonry or steel frame with masonry exterior. Industrial/office park restrictions would be adopted to guarantee above average standards for density, buffer zones, building design, building setbacks, pollution control, and landscaping/aesthetic features. Anticipated industrial/office occupants would be high technology companies, biotechnology companies, laboratories, research and development companies and office buildings. There also may be a facility housing support services for the tenants of the park.

In sum, we do not foresee any significant negative environmental impacts in the development of these two tracts. If we can be of any further assistance, please contact this office. We look forward to hearing from you regarding this first step of a very important development for Oak Ridge.

Sincerely yours,

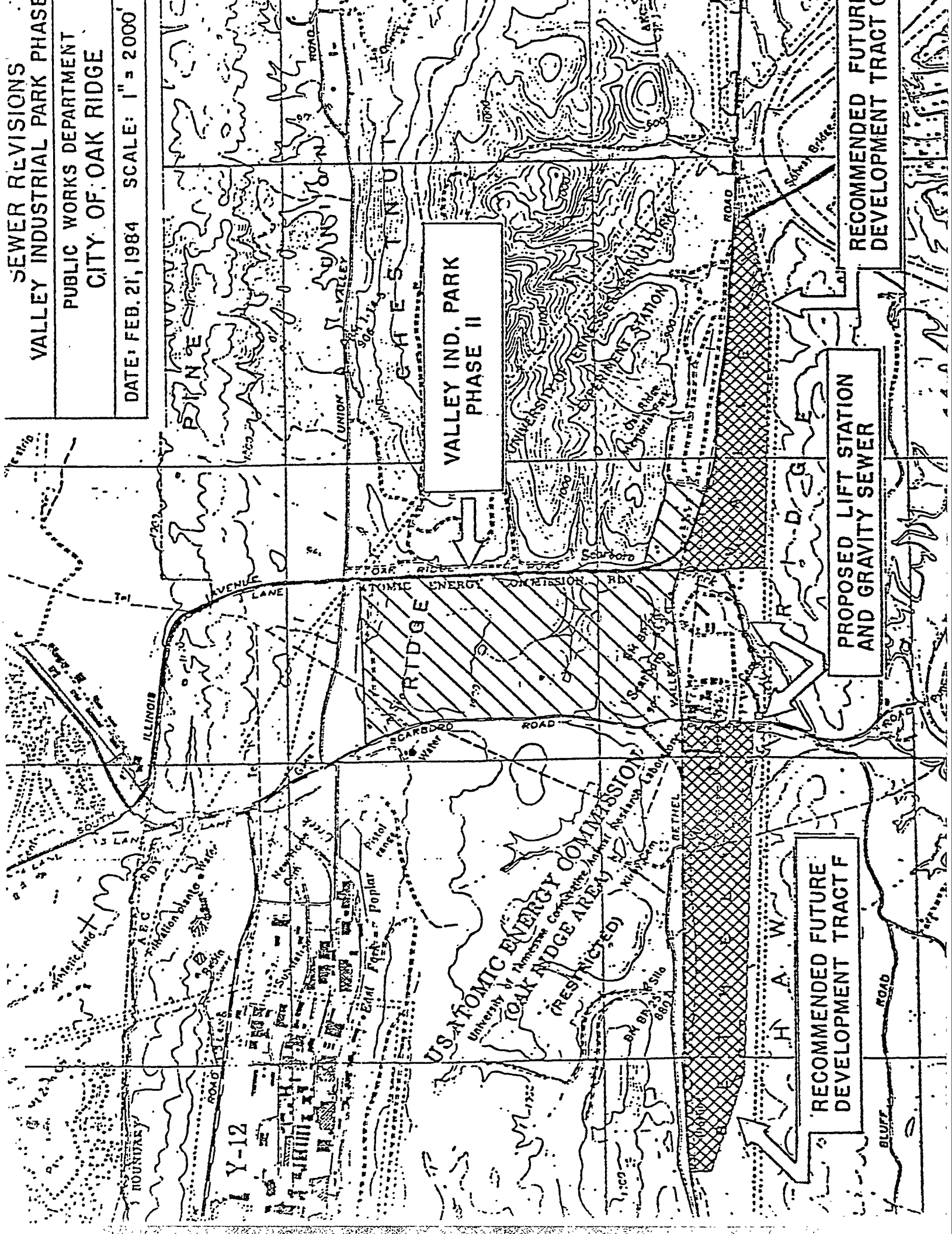


M. Lyle Lacy, III
City Manager

jh

Enclosures

SEWER REVISIONS
VALLEY INDUSTRIAL PARK PHASE II
PUBLIC WORKS DEPARTMENT
CITY OF OAK RIDGE
DATE: FEB. 21, 1984 SCALE: 1" = 2000'



RECOMMENDED FUTURE
DEVELOPMENT TRACT G

PROPOSED LIFT STATION
AND GRAVITY SEWER

RECOMMENDED FUTURE
DEVELOPMENT TRACT F

Chapter 5

Performance Standards

Section

6-501	Maximum Permissible Hazards to Humans or Human Activities
6-502	Smoke
6-503	Dust, Dirt, Fly Ash
6-504	Noise
6-505	Light
6-506	Glare and Heat
6-507	Odor
6-508	Gases
6-509	Electromagnetic Radiation

6-501 Maximum Permissible Hazards to Humans or Human Activities

The following performance standards (Sections 6-502 through 6-510 inclusive) shall, unless otherwise stated, apply in all zoning districts.

It shall be unlawful to carry on or permit to be carried on any activity or operation or use of any land, building, or equipment that produces irritants to the sensory perceptions greater than the measure herein established which is hereby determined to be the maximum permissible hazard to humans or to human activities.

6-502 Smoke

The discharge into the atmosphere from any single source of emission whatsoever of any air contaminant for a period or periods aggregating more than four minutes in any one-half hour which is:

Chapter 5. Performance Standards
Section(s): 6-503, 504, 505

- (a) As dark or darker in shade as that designated as No. 2 on the Ringelmann Chart. The Ringelmann Chart, as published by the United States Bureau of Mines, which is hereby made a part a of this code, shall be the standard. However, the Umbrascope readings of smoke densities may be used when correlated with the Ringelmann Chart. A Ringelmann Chart shall be on file in the office of the City Manager or his authorized representative.

6-503 Dust, Dirt and Fly Ash

The quantity of gasborne or airborne dust, dirt or fly ash shall not exceed 0.20 grains per cubic foot of the carrying medium at a temperature of 500 degrees fahrenheit.

6-504 Noise The intensity level of sounds shall not exceed the following decible levels when adjacent to the following types of uses:

<u>Sound Level</u> <u>in Decibels.</u>	<u>Adjacent Uses</u>	<u>Where</u> <u>Measured</u>
50	All residential Districts	Common Lot Line
55	Neighborhood Business District	Common Lot Line
60	General Business District	Common Lot Line
65	Industrial Districts	Common Lot Line
75	Major Street	At Street Lot Line
60	Secondary Residential Street	At Street Lot Line

The sound levels shall be measured with a type of audio output meter approved by the Bureau of Standards. Objectionable noises due to intermittance, beat frequency, or shrillness, shall be muffled so as not to become a nuisance to adjacent uses.

6-505 Light

Ord. No. 7-84

Exterior lighting, except for overhead street lighting and warning, emergency, or traffic signals, shall be installed in such a manner that the light source will be sufficiently obscured to prevent glare on public streets and walkways, or on the surrounding area. The installation or erection of any lighting which may be confused with warning signals, emergency signals or traffic signals, shall be unlawful. It shall also be unlawful to produce by any means a reflection of any light, either natural or man-made in such a manner as to create any light, brightness or glare which may be hazardous or confused with warning signals, emergency signals or traffic signals.

Chapter 5. Performance Standards
Section(s): 6-506, 507, 508, 509

6-506 Glare and Heat

Ord. No. 7-84

Any operation producing intense glare or heat shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line, except (1) during the period of construction of the facilities to be used or occupied; or (2) in IND-2, Industrial districts where flare stacks or other devices, representing the minimum practicable sources of heat and/or glare, are a safe and essential aspect of an industrial process or operation.

6-507 Odor

Ord. No. 7-84

The emission of noxious, odorous matter in such quantities as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard to persons of ordinary sensibilities beyond lot lines is prohibited.

6-508 Gases

Ord. No. 7-84

In all zones, the escape of or emission of any gas in such quantities as to produce a public nuisance or hazard to persons of ordinary sensibilities beyond the property line is prohibited.

6-509 Electromagnetic Radiation

Ord. No. 7-84

Applicable rules and regulations in regard to propagation of electromagnetic radiation of the Federal Communications Commission are hereby made a part of this code, and shall be on file in the Office of the City Manager or his authorized representative.

6-510 Vibration

Ord. No. 7

The projection into Residential, Greenbelt, and/or Office District of earth-shaking vibrations such as are created by the use of drop forges, air or steam hammers, boiling underground tanks, heavy hydraulic surges or similar industrial equipment or processes, but excluding blasting and other operations associated with construction or occasional maintenance, if such vibrations create a hazard to any structure or are perceptible by persons of ordinary sensibilities beyond the lot lines without the use of instruments, is prohibited.

(e) Access to Major Streets:

Areas zoned R-4-C shall have direct access by road to a major thoroughfare or collector street shown on the official Major Thoroughfare Plan without traversing existing streets in areas zoned R-1 or R-2.

6-706 O-Office District

The following regulations shall apply in O Office Districts.

(a) Permitted Principal Uses:

1. One-family dwelling subject to regulations that apply to R-1 districts
- 2., Two-family dwelling, three-family dwelling and four-family dwelling subject to regulations that apply to the R-2 district
3. Multiple-family dwelling
4. Uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, drafting, graphic arts and software development, and sales provided that there shall be no display of any actual product for sale except in accordance with the following regulations: No display will be in an exterior show window and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed fifteen (15) percent of the usable floor area of the establishment using the display of an actual product for sale as a sales procedure; provided there shall be no outdoor storage of goods or material irrespective of whether or not they are for sale; and provided further that there shall be no warehousing or the indoor storage of goods or material beyond that normally incidental to the above permitted occupations.
5. Church, school, public library, and public museum
6. Convent, dormitory, fraternity or sorority house
7. Hotel, motel, or tourist home
8. Hospital, clinic, mental health clinic, convalescent home, but excluding animal hospital, penal or correctional institution
9. Community building, public building, library, lodge hall or private club, and open-air recreation uses
10. Transient group care facilities.

Ord. No. 6-84

(b) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses
2. Signs (see Section 6-610 et seq.)
3. Automobile parking (see Section 6-606 et seq.)

(c) Uses Requiring Board of Appeals Permit (see Chapter 3):

1. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.
2. Municipal uses, state or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.
3. Radio transmission tower and station, providing such use does not create a safety hazard to air traffic nor to surrounding uses, nor provide electromagnetic interference in violation of Federal Communications Commission codes.
4. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
5. Mortuary establishments providing such establishments will not cause undue traffic congestion or create a traffic hazard.
6. Research laboratory including incidental or pilot plant processing operations that will not be incompatible to the office building character of the district and will not create any more dangerous or objectionable elements than are characteristic of the uses expressly permitted as a right in the district.
7. Restaurant, recreation uses, bowling alley, theater; providing such use will not cause undue traffic congestion, create a traffic hazard, or otherwise impair the public health, safety, morals, convenience, comfort, prosperity, or other aspects of the general welfare.
8. Permanent group care facilities.
9. Helicopter passenger station

Ord. No. 6-84

Chapter 7. Schedule of Zoning District Regulations
Section(s): 6-706, 707

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 80%

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Least
One Side - 15 ft.; Total of Two Sides - 30 ft.; Rear - 30 ft.

6-707 P Parking District (See Section 6-601 et seq.)

Chapter 7. Schedule of Zoning District Regulations
Section(s): 6-710

(c) Uses Requiring Board of Appeals Permit (see Chapter 3):

1. Advertising signs (see Section 6-610 et seq.)
2. Helicopter passenger stations

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 50%

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Least One Side - 30 ft.; Total of Two Sides - 60 ft.; Rear - 30 ft.

Maximum Height in Feet: 20

Maximum Height in Stories: 1

6-712 IND-1 Industrial Districts

The following regulations shall apply in IND-1 Industrial Districts.

(a) Permitted Principal Uses:

1. Warehouse, freight terminal, cold storage plant, enclosed building for bus, truck, and construction equipment repair and storage, loft building and wholesale businesses.
2. Light manufacturing and processing, research and development, and facilities such as: processing of radioisotopes or other by-product manufacture of electronic and precision instruments; baking plant, creamery, dairy, bottling or packaging works, monument works; woodworking and pattern making; tool, gauge and machine shop, provided that no stamping, punching or pressing machine weighing more than five (5) tons is installed or used; pharmaceutical, dental, surgical and optical goods; tinsmith and sheet metal shop; metal grinding, provided appropriate measures are taken to control undesirable sound; automobile or other machinery assembly plant; motor vehicle body repair shop; welding, provided appropriate measures are taken to control glare of light; laundering, dyeing, or dry cleaning plant; painting and varnishing shop, plastic products and electric apparatus manufacturing; printing or forming of box, carton and cardboard products, the manufacture of paint, lacquer, enamel or varnish, except processes such as the cooking of varnish and oil that make offensive fumes or odors.

(Dwelling units are expressly prohibited except such as may be provided as accessory uses.)

(b) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses
2. Signs (see Section 6-610 et seq.)

3. Automobile parking (see Section 6-606 et seq.)
4. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.

(c) Uses Requiring Board of Appeals Permit (see Chapter 3):

The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to the probabilities that the proposed industrial use may violate the regulations of Chapter 5, Performance Standards; but the issuance of a zoning compliance permit or a certificate of occupancy shall not lighten the subsequent enforcement of Chapter 5. The following use or similar and no more objectionable uses may be permitted:

1. Any retail use or service permissible in the B-2 General Business Districts, provided such use serves or is auxiliary to the needs of industrial plants or employees thereof
2. Lumber and planing mills
3. Brewing or distillation of malt beverages or liquors
4. Canning factories, meat or fish processing
5. Storage facilities for coal, coke, building material, sand, gravel, stone, lumber, open storage of construction contractor's equipment and supplies and junk yards, provided such use is entirely enclosed within a building or eight (8)-foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
6. Electric power, light or steam generating plant
7. Metal working, stamping, punching or pressing, requiring machines weighing more than five (5) tons
8. Metal plating, buffing and polishing
9. Tank storage of bulk oil and gasoline and the mixture or bulk storage of illuminating or heating gas, subject to the proper precautions as to location and otherwise, to prevent fire and explosion hazards
10. Chemical processes and manufacture
11. Helicopter passenger station

Chapter-7. Schedule of Zoning District Regulations
Section(s): 6-712, 713

(d) Area, Height, Bulk, and Placement Regulations

Maximum Usable Floor Area to Lot Area: 50%

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Least One Side - 25 ft., Total of Two Sides - 50 ft.

Maximum Height in Feet: 40

Maximum Height in Stories: 3

(Note: A-B - Advertising Billboard District - See Subsection 6-611(a) and Section 6-616

D-S - Direction Sign District - See Subsection 6-611(b)

O-S - Official Sign District - See Subsection 6-611(c))

6-713 IND-2 Industrial Districts

TENNESSEE

CITY OF OAK RIDGE
MUNICIPAL BUILDING
POST OFFICE BOX 1 37831-0001
TELEPHONE: (615) 483-5671

March 19, 1984

1967

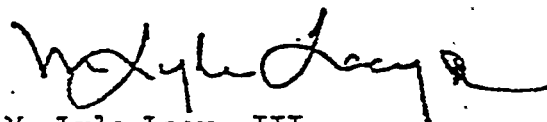
Mr. Joe La Grone, Manager
Oak Ridge Operations Office
Department of Energy
Post Office Box E
Oak Ridge, Tennessee 37831

Dear Mr. La Grone:

On February 21, 1984, City Council authorized City staff to commence negotiations with the Department of Energy toward the proposed purchase of the two tracts of land south of Bethel Valley Road temporarily known as sites "F" and "G" (see attached map).

✓ Please advise the City of the steps necessary to accomplish this sale.
Thank you in advance for your assistance in this matter.

Sincerely yours,



M. Lyle Lacy, III
City Manager

Attachment

DATE: FEB. 21, 1984 SCALE: 1" = 2000'

[illegible]

Responses to Comments
from the
Resource Management Committee

- 1.b. It is true that we don't know what effects the development of Parcel D would have on the groundwater in the area. The City, or any developer in the area, would have to comply with Federal and State regulations. No serious effects on groundwater are envisioned.
- 1.c. The contamination of the quarry is a real concern and we intend to protect the integrity of the quarry. The quarry will not be included in any land transfers. We also agree that the City should be required to take steps to prevent surface water runoff from entering the quarry.
- 1.d. As stated in the cover letter, the buffer zones around the DOE facilities are of concern and this concern must be addressed.
- 1.e. Considerable information must be available concerning endangered species in the Parcel D area. This is also the case for archaeological sites. While more information may be desirable, time and resources do not permit further extensive studies. Please provide the available information.
- 1.f. As we stated in earlier letters, no lands which are potentially contaminated will be included in any land transfers. As a result, the creek and the floodplain will be excluded from any sale of land.
- 1.g. As stated in the cover letter, MM-ES is authorized to do a radiological survey of the Parcel D area.
- 1.h. Any suspect areas in the Parcel D should be investigated.
2. The concern about decreasing the size of the National Environmental Research Park is appreciated. However, when the park was established, the land in the park was not irrevocably assigned to the park. Park land can be assigned to other uses by the approval of the Manager of Oak Ridge Operations.
3. Forest management values are not a great concern in the transfer of lands, but are certainly considered when the land is appraised for such a sale.
4. The deer in the Parcel D area are not a significant consideration especially since steps are being taken to reduce the deer population in the Oak Ridge area.
5. We are not sure what this comment refers to. We are not aware of any samples being taken by ORAU in the proposed Parcel D area.
- 6.a. No problems exist in this area.
- 6.b. It is standard policy to require the City of Oak Ridge to protect and provide access to any cemeteries which would be included in Parcel D.